



PRIMROSE FARM, HAGG LANE, DUNNINGTON, YO19 5PE
£2,750,000

Carter Jonas

Nestled in the charming village of Dunnington, Primrose Farm offers a unique blend of rustic charm and modern luxury. This exquisite property is a remarkable transformation of a collection of traditional farm buildings which have been extended and linked to create a property boasting an expansive living space of just under 6,700 square feet.

As you approach the property, you will be captivated by its private setting and picturesque surroundings, making it one of the finest residences in the area. Inside, the layout is spacious and inviting, featuring a blend of original features and modern finishes. There are several living areas which are designed to maximize natural light, with large windows offering breathtaking views of the property's grounds.

To name just a few of the highlights the open plan breakfast kitchen is stunning and was designed by Chapel Kitchens and features a large sky light allowing natural light to flood into the room. The living room features a stunning brick fireplace with a wood burning stove and a beautiful oak staircase leading up to the galleried landing where the bedrooms are accessed. The drawing room which is an additional spacious reception area was formerly used as the leisure wing of the house and still has a swimming pool underneath the floorboards with the potential to re-establish.

The house is currently set up as a 5-bedroom property but there is the opportunity to repurpose rooms to create up to 7 bedrooms which includes a useful room above the cinema room which would make an ideal guest suite or a bedroom for live in staff. The principal bedroom is particularly special offering an ensuite bathroom and walk-in wardrobe.

Set within approximately 13 acres of beautifully maintained gardens and land, Primrose Farm is an equestrian enthusiast's dream, providing ample space for stables, paddocks, and riding arenas (subject to the necessary permissions) also benefitting from fantastic hacking in Hagg Wood which a short ride away. There is a pond in the centre of the land which attracts an abundance of wildlife to the area. The private driveway offers parking for several cars in addition to the triple brick-built garage.

The village of Dunnington offers excellent local facilities including several shops, a post office, doctors' surgery, a dental practice, a pub, a bistro, a junior school and is within the catchment area for Fulford Secondary School as well within a drive to excellent private schools which the region has to offer. A village with a real sense of community, Dunnington has sports and cricket clubs and wonderful local walks. There is an excellent bus service and easy access to the A1079 Hull Road, York city centre, the outer ring road and the A64 for travel further afield.

With its idyllic location and versatile use, Primrose Farm is the perfect home for those seeking a luxurious countryside lifestyle, while still being conveniently close to local amenities and transport links.

TENURE Freehold **EPC BAND** To be confirmed

**A STUNNING PROPERTY WHICH HAS BEEN THOUGHTFULLY EXTENDED AND LINKED TO
CREATE A FABULOUS DWELLING THAT PERFECTLY BALANCES CONTEMPORARY LIVING
WITH HISTORICAL CHARACTER AND SET IN JUST UNDER 13 ACRES.**







Primrose Farm, Hagg Lane, Dunnington, York, YO19 7PE

APPROXIMATE GROSS INTERNAL FLOOR AREA
6675 SQ FT / 620.1 SQ M - (Excluding Garage and Void)



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
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